

## King County Subareas

The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 48 further divide the urban designated area into three subareas:

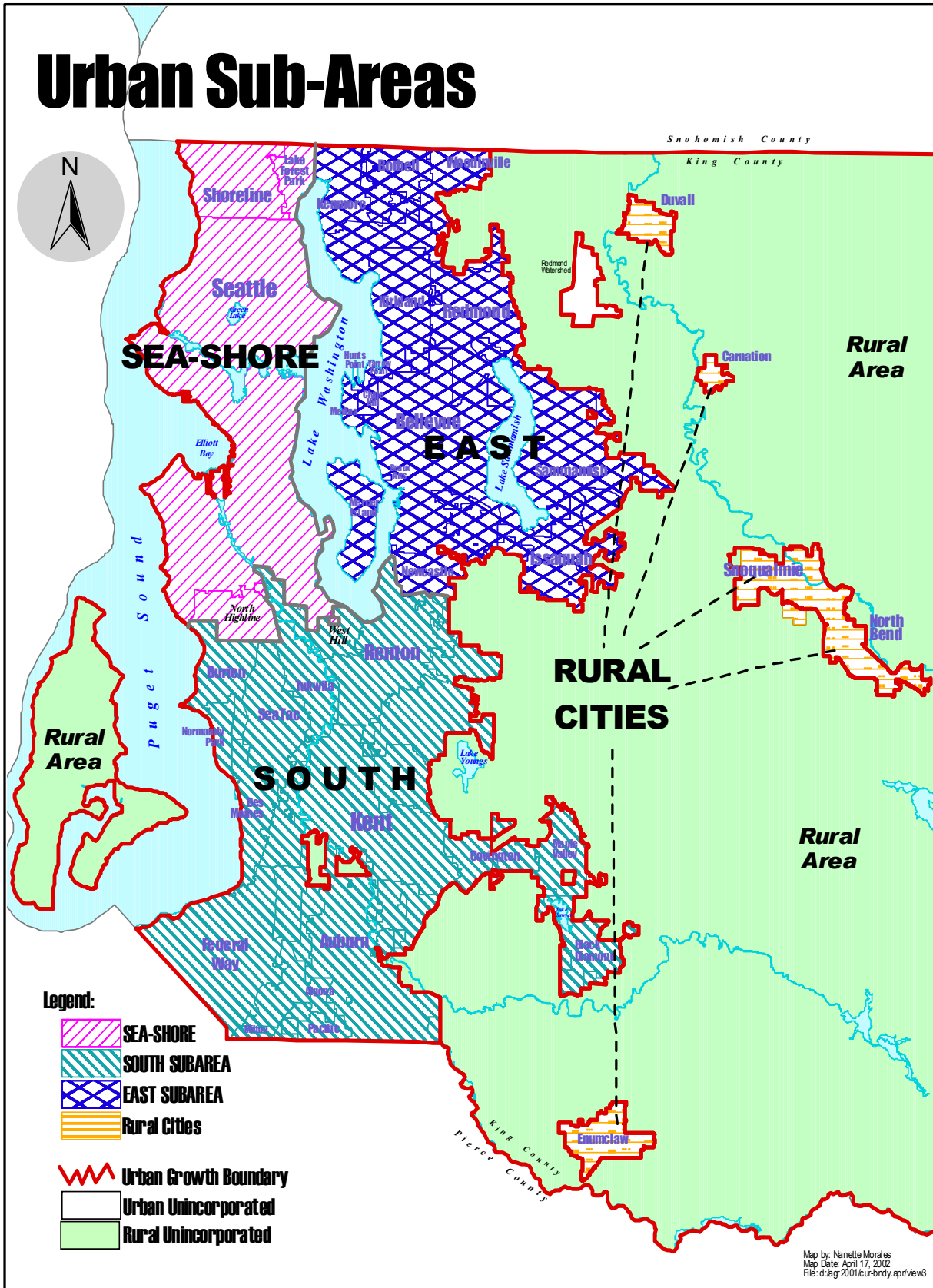
**Sea-Shore** - which includes Seattle;

**East** - which includes the Eastside cities; and

**South** - which includes the South King County cities.

The Sea-Shore, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are seven urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and 2000, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.



# King County Land Development Indicators

## 1996 - 2002

		<u>New Recorded Lots*</u>		<u>New Residential Units</u>		<u>Existing Housing Units</u>	
		Number	Percent	Number	Percent	Number	Percent
1996	Urban	1,524	88%	10,550	92%	648,500	93%
	Seattle	0	0%	2,649	23%	259,000	37%
	**Urban Balance	1,524	88%	7,901	69%	389,600	56%
	Rural	210	12%	878	8%	40,900	6%
	Resource Lands	0	0%	37	0%	5,500	1%
KING COUNTY TOTAL		1,734	100%	11,465	100%	695,000	100%
1997	Urban	3,240	95%	11,250	92%	658,200	93%
	Seattle	0	0%	2,587	21%	261,500	37%
	**Urban Balance	3,240	95%	8,792	72%	396,700	56%
	Rural	162	5%	886	7%	41,750	6%
	Resource Lands	0	0%	33	0%	5,520	1%
KING COUNTY TOTAL		3,402	100%	12,169	100%	705,500	100%
1998	Urban	2,172	98%	13,386	94%	668,300	93%
	Seattle	51	2%	3,933	28%	264,300	37%
	**Urban Balance	2,121	96%	9,453	66%	404,000	56%
	Rural	41	2%	829	6%	42,550	6%
	Resource Lands	0	0%	38	0%	5,550	1%
KING COUNTY TOTAL		2,213	100%	14,253	100%	716,400	100%
1999	Urban	3,074	96%	13,908	95%	680,300	93%
	Seattle	14	0%	5,287	36%	267,500	37%
	**Urban Balance	3,060	95%	8,621	59%	412,800	57%
	Rural	144	4%	705	5%	43,320	6%
	Resource Lands	0	0%	25	0%	5,580	1%
KING COUNTY TOTAL		3,218	100%	14,638	100%	729,200	100%
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	Seattle	95	3%	6,536	44%	270,500	36%
	**Urban Balance	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
	Resource Lands	0	0%	29	0%	5,600	1%
KING COUNTY TOTAL		3,335	100%	14,695	100%	742,300	100%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	Seattle	0	0%	4,819	40%	274,000	36%
	**Urban Balance	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
	Resource Lands	0	0%	37	0%	5,625	1%
KING COUNTY TOTAL		9,504	100%	11,945	100%	755,500	100%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	Seattle	0	0%	3,459	30%	278,000	36%
	**Urban Balance	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
	Resource Lands	0	0%	20	0%	5,650	1%
KING COUNTY TOTAL		4,295	100%	11,468	100%	766,500	100%

Notes: \*\*Urban balance includes six rural cities. All cities are designated urban growth area under the Growth Management Act.

Unincorporated urban-designated areas are also included. \*Does not include Short Plats.

Source: King County Office of Management and Budget and Department of Development and Environmental Services.

## Sub-Regional Jobs and Housing Data

### 2000

	COVERED JOBS	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	532,500	46.3%	661,500	38.1%	309,500	41.7%	0.80	1.72	296,200
Greater Eastside	290,600	25.2%	387,200	22.3%	163,000	22.0%	0.75	1.78	155,300
South King County	301,200	26.2%	527,100	30.3%	209,200	28.2%	0.57	1.44	201,700
Rural Subarea	26,800	2.3%	161,200	9.3%	60,500	8.2%	0.17	0.44	57,700
<b>KING COUNTY</b>	<b>1,151,100</b>		<b>1,737,000</b>		<b>742,200</b>			<b>1.55</b>	<b>710,900</b>

### 1990

	COVERED JOBS	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	443,100	49.5%	609,500	40.4%	287,000	44.3%	0.73	1.54	273,300
Greater Eastside	181,000	20.2%	337,000	22.4%	136,000	21.0%	0.54	1.33	129,700
South King County	253,600	28.3%	426,500	28.3%	176,000	27.2%	0.59	1.44	167,300
Rural Subarea	17,600	2.0%	134,300	8.9%	48,200	7.4%	0.13	0.37	45,600
<b>KING COUNTY</b>	<b>895,300</b>		<b>1,507,300</b>		<b>647,200</b>			<b>1.38</b>	<b>615,900</b>

### 1980

	JOBS ESTIMATE	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	258,000	20.3%	97,000	18.5%	0.34	0.90	129,700
South King County	175,000	26.4%	320,000	25.2%	125,000	23.8%	0.55	1.40	167,300
Rural Subarea	15,000	2.3%	110,000	8.7%	39,000	7.4%	0.14	0.38	45,600
<b>KING COUNTY</b>	<b>662,000</b>		<b>1,270,000</b>		<b>525,000</b>			<b>1.26</b>	<b>615,900</b>

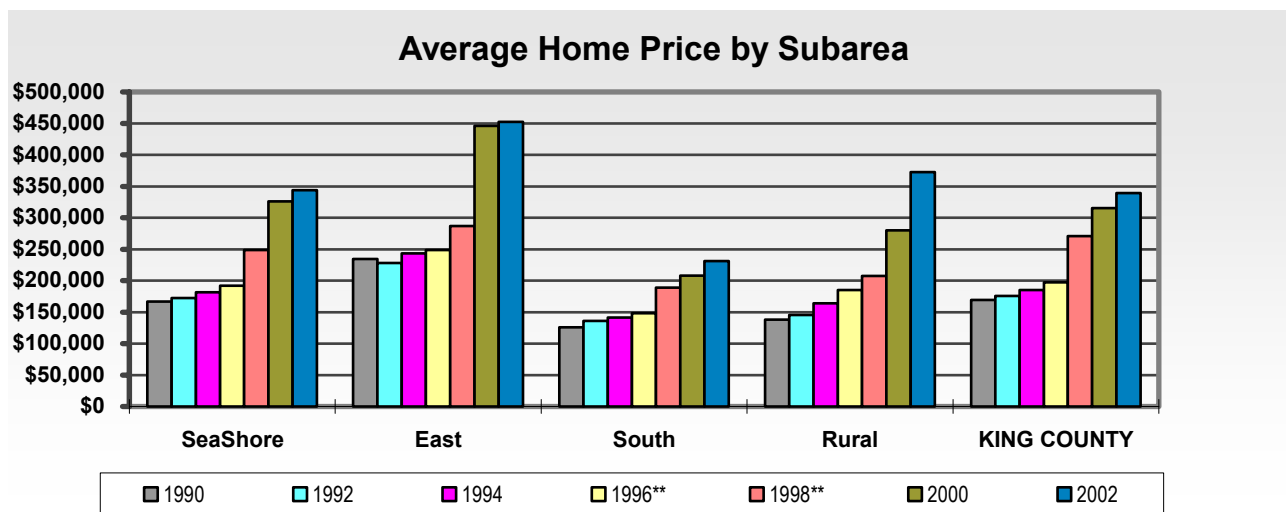
**Sources:** US Census, PSRC, WA-ESD, KC-ORPP. July 2002.

**Note:** 1980 data are rough estimates.

## Average Sale Price for Single Family Homes, 1980-2002

### King County by Subarea

	SeaShore	East	South	Rural	King County
1980	\$78,458	\$98,181	\$70,400	\$66,760	\$81,511
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995*	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996**	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997**	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998**	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999**	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743
2000	\$326,000	\$446,000	\$208,000	\$280,000	\$315,300
2001	na	na	na	na	na
2002	\$343,700	\$452,240	\$231,132	\$372,700	\$339,200



#### **Background/Method:**

This table displays the trends in average single family home prices from 1980 to 1994 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

**NOTES:** \*Source of data for the second half of 1995 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for this source may not be directly compared with the trend of preceding years.

\*\*Source of data for 1996 and 1997 are from the Puget Sound Multiple Listing Service.

na = not available

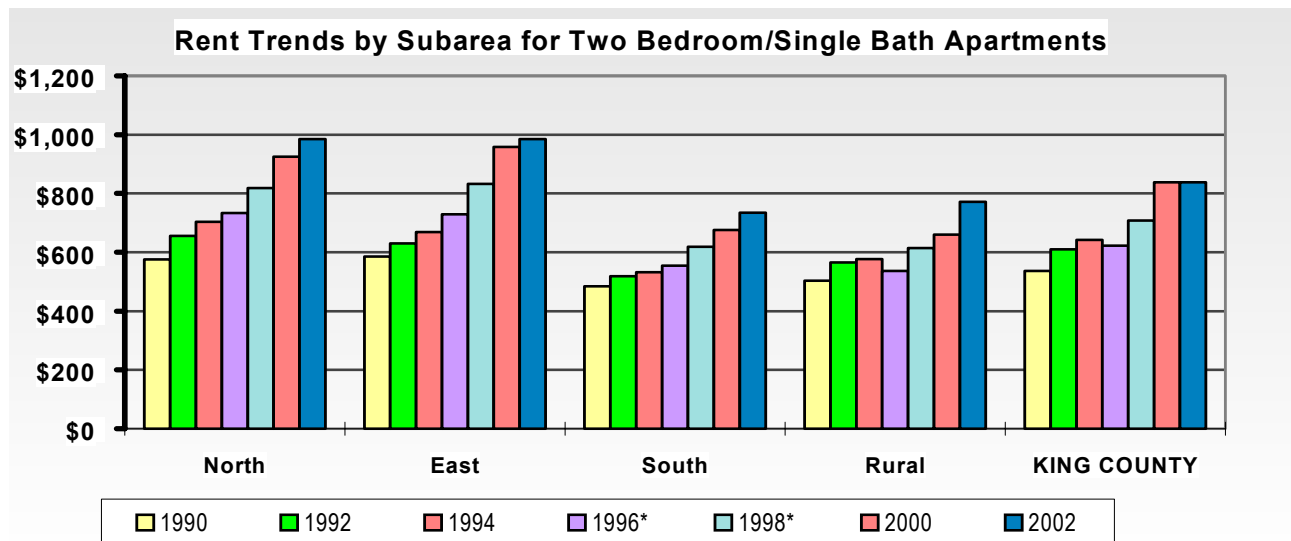
**Source:** King County Housing Affordability Monitoring Report.

Average home sale price data: Central Puget Sound Real Estate Research Report (CPSRERR)

## Rents for Two Bedroom/Single Bath Apartments, 1980-2002

### King County by Subarea

	SeaShore	East	South	Rural	King County
<b>1980</b>	<b>\$314</b>	<b>\$334</b>	<b>\$295</b>	<b>n/a</b>	<b>\$312</b>
<b>1990</b>	<b>\$575</b>	<b>\$586</b>	<b>\$484</b>	<b>\$503</b>	<b>\$537</b>
<b>1991</b>	\$623	\$621	\$507	\$532	\$582
<b>1992</b>	\$655	\$630	\$519	\$566	\$610
<b>1993</b>	\$677	\$656	\$532	\$578	\$631
<b>1994</b>	\$704	\$669	\$533	\$577	\$642
<b>1995*</b>	\$712	\$696	\$550	\$558	\$617
<b>1996*</b>	\$734	\$730	\$554	\$537	\$622
<b>1997*</b>	\$761	\$782	\$576	\$607	\$655
<b>1998*</b>	\$818	\$833	\$619	\$615	\$708
<b>1999*</b>	\$876	\$882	\$645	\$634	\$744
<b>2000</b>	<b>\$925</b>	<b>\$958</b>	<b>\$676</b>	<b>\$660</b>	<b>\$784</b>
<b>2001</b>	\$995	\$994	\$713	\$688	\$826
<b>2002</b>	\$985	\$985	\$735	\$771	\$838



#### Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and the Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

\* The 1995 thru 1999 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

**Source:** King County Housing Affordability Monitoring Report (1988 - 1996).

Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR).

## 22-Year Household and Job Growth By Sub-area, 2001 - 2022

### 2000 Households by Sub-area

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	<b>12,000</b>	<b>284,200</b>	296,200
East	<b>22,600</b>	<b>133,200</b>	155,800
South	<b>43,400</b>	<b>158,400</b>	201,800
Rural	48,000	<b>9,100</b>	57,100
<b>TOTAL</b>	<b>126,000</b>	<b>584,900</b>	<b>710,900</b>

### 2000 Covered Jobs by Sub-area

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	<b>6,700</b>	<b>526,300</b>	533,000
East	<b>7,700</b>	<b>282,800</b>	290,500
South	<b>12,600</b>	<b>288,600</b>	301,200
Rural	18,100	<b>8,700</b>	26,800
<b>TOTAL</b>	<b>45,100</b>	<b>1,106,400</b>	<b>1,151,500</b>

### 22-Year Household Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<b>1,670</b>	<b>54,700</b>	56,370
East	<b>6,800</b>	<b>40,850</b>	47,650
South	<b>4,930</b>	<b>37,420</b>	42,350
Rural	N A	<b>5,560</b>	5,560
<b>TOTAL</b>	<b>13,400</b>	<b>138,530</b>	<b>151,930</b>

### 22-Year Job Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<b>700</b>	<b>95,150</b>	95,850
East	<b>4,640</b>	<b>93,890</b>	98,530
South	<b>2,580</b>	<b>86,920</b>	89,500
Rural	N A	<b>5,250</b>	5,250
<b>TOTAL</b>	<b>7,920</b>	<b>281,210</b>	<b>289,130</b>

### 1990 Population by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
SEA-SHORE	89,800	519,700	609,500
EAST	126,000	211,000	337,000
SOUTH	180,300	246,200	426,500
RURAL	117,200	17,100	134,300
<b>TOTAL</b>	<b>513,300</b>	<b>994,000</b>	<b>1,507,300</b>

### 2000 Population by Subarea

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
SEA-SHORE	32,000	629,500	661,500
EAST	61,900	326,600	388,500
SOUTH	122,000	404,000	526,000
RURAL	137,000	24,000	161,000
<b>TOTAL</b>	<b>352,900</b>	<b>1,384,100</b>	<b>1,737,000</b>

\*City/Unincorporated distribution refers to 2000 city boundaries.

**Notes:** Urban-designated areas are **ITALICIZED**. Targets apply to Urban areas only. All numbers are rounded.

These targets were adopted in November 2002 by Growth Management Planning Council, and cover the 22 year period from 2001-2022.

**Source:** King County Office of Management and Budget, and Countywide Planning Policies as amended, 2002.